

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
April 21, 2016 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – April 7, 2016

2. CONSENT AGENDA

3. NEW BUSINESS

- A. **BAR # 16-224** Request of Melinda Kramer for a Certificate of Appropriateness to replace the front stoop at 4 W. Cork Street.
- B. **BAR # 16-228** Request of Kramer Holdings LLC for a Historical Plaque for the property located at 139-141 S. Loudoun Street.
- C. **BAR # 16-248** Request of Richard Hunt for a Certificate of Appropriateness to remove and replace the steps at 438 N. Loudoun Street.

4. OLD BUSINESS

- A. **BAR # 15-703** Request of Chad Lewis for a Certificate of Appropriateness to demolish existing wall and install wrought iron fencing at 218 S. Washington Street.
- B. **BAR # 16-215** Request of Mr. Walker for a Certificate of Appropriateness for a garage door on a new accessory building.

5. OTHER DISCUSSION

6. Reception for Chairman Rockwood and Vice Chairman Bandyke

7. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, April 7, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Vice Chairman Bandyke, Ms. Elgin, Ms. Schroth, Mr. Serafin, Mr. Walker
ABSENT: Ms. Jackson
STAFF: Josh Crump, Erick Moore, Jacquelyn Mathes
VISITORS: Mark Butler, Cara Rathel

Chairman Rockwood called for corrections or additions to the minutes of February 4, 2016 and February 18, 2016. Mr. Walker made a motion to approve the minutes for both February 4, 2016 as well as February 18, 2016. Vice Chairman Bandyke seconded the motion. A voice vote was taken and the motion passed 6-0.

CONSENT AGENDA:

None

NEW BUSINESS:

BAR # 16-155 Request of Angela Duncan for a Certificate of Appropriateness for changes to the exterior paint at 302 and 304 S. Braddock Street.

Cara Rathel from MarketPlace Realty presented paint swatches to the Board along with her plans to change the exterior paint of the buildings. She proposed to paint the main exterior Deep Mulberry, the window shutters, chimney, and roof will be black, and the porch railings will be painted white. Ms. Rathel had originally asked that the doors be painted lime green, but have since changed that to a natural looking stain. Ms. Rathel stated that both wooden doors are in great condition and they plan to just strip the current paint and stain the doors as close to the natural color as possible. Chairman Rockwood stated that the Mulberry color looked almost black to him and wanted to know if the intention was for it to be that dark. Ms. Rathel stated that the color doesn't look as dark on the buildings as it does on the sample. She stated that there are several buildings in the Historic District using this color and she had spoken with them to get that exact color.

*Mr. Serafin made a motion to approve **BAR 16-155** as submitted, with the exception of using the stain for the wood doors instead of the lime green. Mr. Walker seconded the motion. A voice vote was taken and that motion passed 6-0.*

BAR # 16-203 Request of Captain Kirk's Tattoos for a Certificate of Appropriateness for a projecting sign at 139 N. Loudoun Street.

The applicant was not present for the meeting. The Board discussed the sign and the difference between what was previously administratively approved and what was actually put up, ultimately deciding to table until the applicant is present.

*Mr. Bandyke made a motion to table **BAR 16-203**. Mr. Serafin seconded the motion. A voice vote was taken and the motion passed 6-0.*

BAR # 16-205 Request of Winchester Church of God for a Certificate of Appropriateness to replace the existing garage door and entrance door, windows, paint, glass storefront, and exterior lighting at 213 S. Braddock Street.

Mr. Butler proposed changing the existing garage door with a new wooden door with one row of glass and replacing the entry door with the same style wooden door. For the glass storefront, Mr. Butler proposed replacing the existing glass with clear 1 inch low E. The window unit will be painted the previously approved white. Mr. Butler stated that currently there isn't any exterior lighting, so they intend to install a goose-neck light fixture centered over the garage door. The light fixture will be in a galvanized finish and tied to the dusk-to-dawn lighting circuit. Mr. Butler stated that he was advised via his electrical engineer that code states there must be emergency egress lighting that has a battery backup. He submitted a rounded style of light that he said "seemed the least intrusive than other styles." There was discussion on where the emergency light would be mounted.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR 16-205** as submitted, with the exception of the emergency lighting. The emergency lighting will be tabled until the next meeting. Vice Chairman Bandyke seconded the motion. A voice vote was taken and the motion passed 6-0.*

BAR # 16-215 Request of Kevin and Kelly Walker for a Certificate of Appropriateness to build a new Accessory Structure at 324 N. Braddock Street.

Mr. Walker recused himself. Mr. Walker proposed to build a new garage that would double as a wood shop in the back of his property. He stated that it has low visibility from any public right of way, but did mention that there are two alley easements that would allow for some visibility of the property.

He proposed using architectural grade shingles for the roof, cement board siding for the whole building, and aluminum clad wood windows for the two gable end windows. Mr. Walker would like to use an insulated glass door for the front garage door and a solid panel door for the back garage door. Mr. Walker stated that he is trying to keep the style similar to his house in respect to the paint and trim, and he would come back for colors. There was some discussion on the view of the structure from the alley way and if the aluminum clad windows and back garage door would be visible to the public. They ultimately agreed to use wood on the two gable windows, and table the garage door for the next meeting.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR 16-215** as submitted with the exception to table the garage door on the east elevation and to change the two gable windows from aluminum clad to all wood windows. Mr. Bandyke seconded the motion. A voice vote was taken and the motion passed 5-0.*

OLD BUSINESS:

None

OTHER BUSINESS:

Mr. Crump discussed upcoming BAR matters with the Board.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5: 00 pm



CERTIFICATE #: BAR- 16-224
DATE SUBMITTED: 5/31/2016

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

703.901.9911
Telephone

MelindaKramer1@gmail.com
E-mail address

Melinda Kramer
Applicant

17050 Hunt Farm Drive
Street Address

Round Hill VA 20141
City / State / Zip

[Signature]
Property Owner's Signature

Melinda Kramer / Kramer
Property Owner (Name as appears in Land Records)

139 So. Jordan / 4 W. Cork St.
Street Address

Winchester VA 22601
City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 4 W. Cork Use: Apt.
Zoning: B1 (HW) Year Constructed: 1826 Historic Plaque? ☐ Y ☒ N Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) <u>New front stoop</u>		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) _____

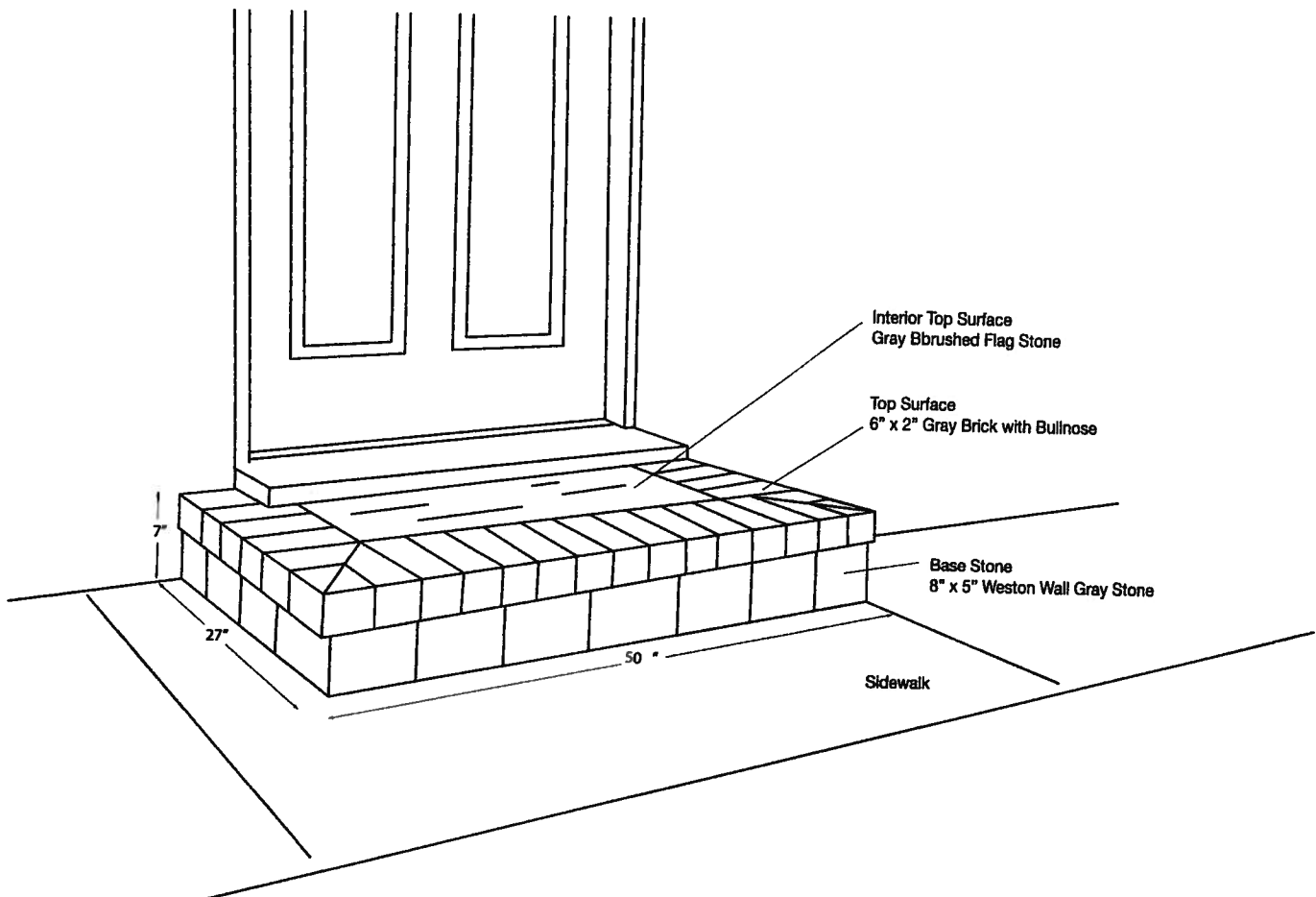
CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____
Secretary, Board of Architectural Review

4 West Cork Street

4 West Cork Street, Building Front Entrance Modification



4 West Cork Street



4 West Cork Street

Loudoun Street, Building Front Steps Modification



Melinda Kramer | 703-901-9911

CERTIFICATE #: BAR- 16-228
DATE SUBMITTED: 3/30/16



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>703 901 9911</u> Telephone	<u>Melinda Kramer</u> Applicant
<u>Melinda.Kramer1@gmail.com</u> E-mail address	<u>17050 Short Farm Dr.</u> Street Address
	<u>Round Hill VA 20141</u> City / State / Zip
<u>Melinda Kramer</u> Property Owner's Signature	
<u>703 901 9911</u> Telephone	<u>139 141 S. Loudoun</u> Property Owner (Name as appears in Land Records)
	<u>Street Address</u>
	<u>City / State / Zip</u>

PROPERTY LOCATION

Current Street Address(es) 139 S. Loudoun St. Use:
Zoning: B1 (HW) Year Constructed: 1827 Historic Plaque? ☒ Y ☐ N Number:

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # <u> </u>	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

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Hearing Date(s)

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED:

SIGNATURE: DATE:

Secretary, Board of Architectural Review



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
Fax: (540) 722-3618
Website: www.winchesterva.gov

APPLICATION FOR HISTORIC BUILDING PLAQUE

(Application must be accompanied by 10 color photographs of each exterior facade)

Location of building: 139 So. Foundown St.
Name of building (if applicable): Sperry Bldg.
Date of construction: 1827

Description of building, i.e., style, history, unique characteristics, both interior and exterior (use reverse side of this form if necessary):

Mr. Sperry walked a tightrope between chimneys, 4th floor!
Built 1827 - Beautiful window. Federal style - 4 floor.
Was a grocery store - has a lot. civil war writing.

Description of restoration work completed (if applicable, include photographs of structure before and after restoration):

Date restoration began: 2002
Date restoration was completed: 2004
Property owner: Kramer
Property owner's address: 17030 Flint Farm Dr. Round Hill VA 20141
Date of purchase: 2002
Present use of property: Res / Comm.
I (we) Melinda Kramer
Owners(s) of: _____

hereby apply for a Historic Building Plaque to be placed on said structure in a manner and location as prescribed by the Board of Architectural Review. I understand that it is my responsibility to cause certification documents to be recorded in the City Planner's Office of Winchester, and that once approved, I must order the plaque from the vender and pay all applicable fees.

Signature of owner(s)

Phone number:

3/30/16
Date

HISTORIC BUILDING PLAQUE GUIDELINES

I. PURPOSE

Historic Building Plaques give recognition to those buildings in the City that constitute an important physical feature of Winchester's heritage.

II. CRITERIA FOR ELIGIBILITY

Building should have architectural and/or historic interest of justify consideration. The BAR reserves the right to deny eligibility for a plaque if the exterior of the structure has been so substantially altered or reconstructed as to no longer to constitute an early building. The Board reserves the right of denial for eligibility of a plaque to any structure that has been and continues to be maintained in a state of undue disrepair. The BAR will consider all requests for plaques and issue same using the following standards:

1. Classification standards of buildings
 - (a) Architectural significance
 - (b) Date of construction
 - (c) Architectural style
 - (d) Method of construction
2. Current Building Inventory Characteristics
 - (a) Appropriateness of restoration
 - (b) Grounds
 - (c) Contribution to streetscape
3. Existing Condition of Building
 - (a) Present condition
 - (b) Appropriateness of past alterations
4. Historic/Architectural presence in the Community
 - (a) Historical importance
 - (b) Architectural importance
 - (c) Unique characteristics (exterior and/or interior)

III. PROCEDURES

An application for a Historic Building Plaque must be obtained from the Planning Department and filed before April 1. Plaques will then be issued during National Preservation Week, the second week of May. The application is responsible for purchasing their plaque directly from a vendor whose information is available in the Planning Department. An owner/applicant may resubmit a request for a historic plaque as many times as desired.

Where a single eligible building has been subdivided, the BAR will consider granting plaques to individual units in appropriate circumstances, provided such units have separate outside entrances and street addresses. The BAR reserves the right to require that the plaques be displayed in an appropriate manner visible from public ways.





CERTIFICATE #: BAR- 16-248
DATE SUBMITTED: 4/7/16

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

**APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:	
<u>703-901-8337</u> Telephone <u>RHSTGHH@gmail.com</u> E-mail address	<u>RICHARD HUNT</u> Applicant <u>438 N. Loudoun ST.</u> Street Address <u>WINCHESTER VA 22601</u> City / State / Zip
 Property Owner's Signature <u>703-901-8337</u> Telephone <u>RHSTGHH@gmail.com</u> E-mail address	<u>RICHARD AND SUSAN HUNT</u> Property Owner (Name as appears in Land Records) <u>438 N. Loudoun ST.</u> Street Address <u>WINCHESTER VA 22601</u> City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 438 North Loudoun ST. Use: Residential
Zoning: HRL (HW) Year Constructed: 1906 Historic Plaque? Y ☐ N ☒ Number: _____

TYPE OF REQUEST

<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) <u>Remove and Replace STERS</u> <u>SAME FOOT PRINT AS EXISTING</u> ***SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION***		

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

Limestone GRAY Irregular



fieldstone



Brookfield Buff® fieldstone



Chesterbrooke Blend® fieldstone



Arcadian™ irregular



ne® irregular



Seneca Limestone® buff irregular



Seneca Limestone® gray irregular



Chestnut Traditional™

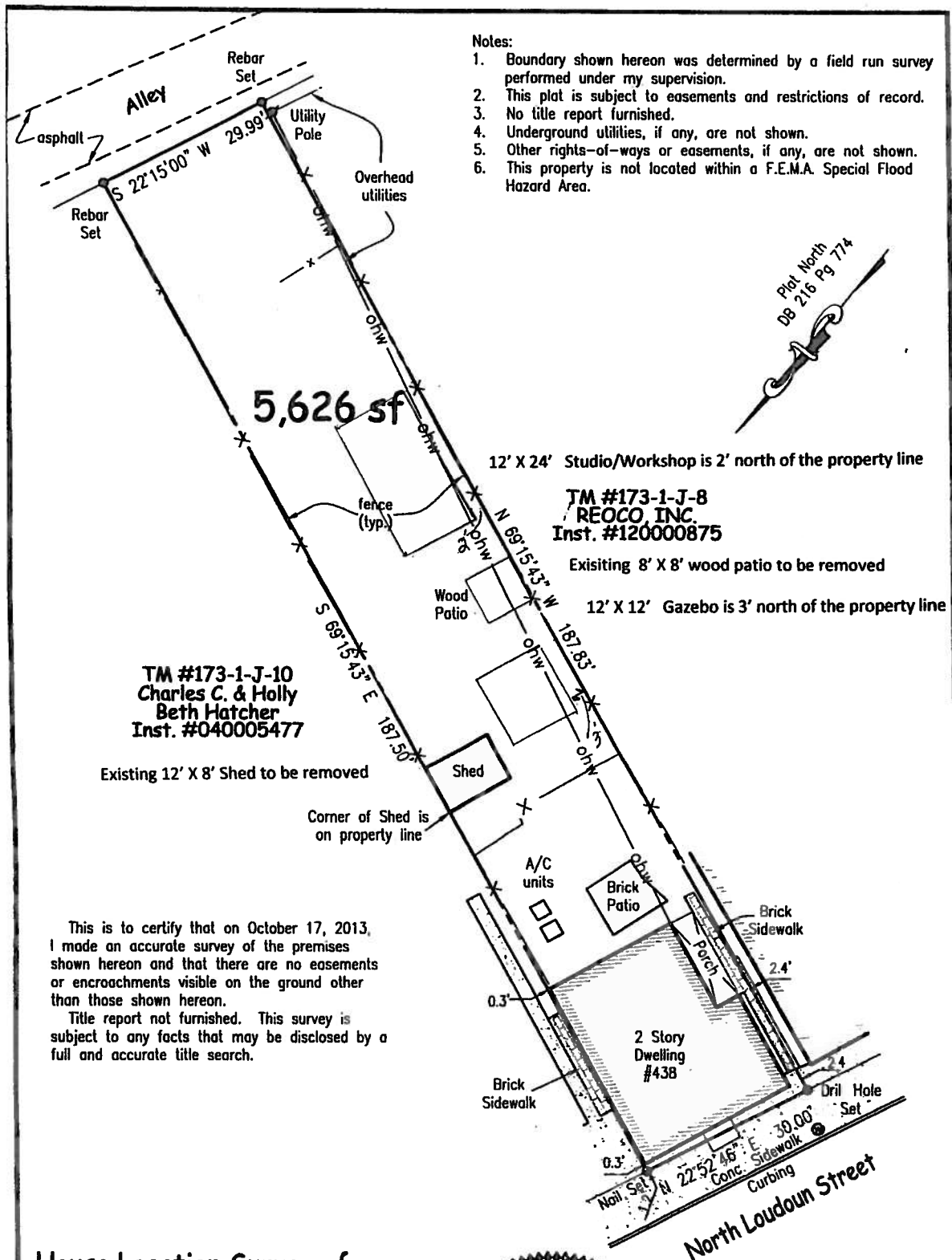








04/04/2016



House Location Survey of
5,626 sq. ft. Lot

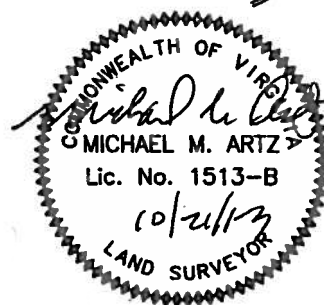
City of Winchester, Virginia
Scale: 1" = 20' Date: October 21, 2013

Present Owner:

Richard & Susan Hunt

TM #173-1-J-9 Inst. #120000272

ID9528



Marsh & Legge
Land Surveyors, P.L.C.

560 North Loudoun Street
Winchester, VA 22601
Phone (540) 667-0468
FAX (540) 667-0469
EMAIL office@marshandlegge.com

CERTIFICATE #: BAR- 15-703
DATE SUBMITTED: 11/30/15



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>540-723-0585</u> Telephone	<u>KEE CONSTRUCTION SVS INC.</u> Applicant
<u>mmckee@keeconstruction.com</u> E-mail address	<u>420 EAST SUBAL EARLY DRIVE</u> Street Address
	<u>SUITE 104</u> City / State / Zip
	<u>WINCHESTER VA 22601</u>

<u>Chad Lewis</u> Property Owner's Signature	<u>CHAD MATTHEW LEWIS</u> Property Owner (Name as appears in Land Records)
<u>540-664-4804</u> Telephone	<u>217 SOUTH WASHINGTON ST.</u> Street Address
<u>LEWISCL16@NATIONWIDE.COM</u> E-mail address	<u>WINCHESTER VA 22601</u> City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 217 SOUTH WASHINGTON ST. Use: _____
Zoning: MR (HW) Year Constructed: 1945 Historic Plaque? Y() N(☒) Number: _____

TYPE OF REQUEST

<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input checked="" type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) 02/04/16 - 7:00am

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☒ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



Fully Licensed and Insured "Building Relationships One Project at A Time"
Sales@KEEConstruction.com

Sgt
3/31/2016

Date: 3/31/2016

THIS AGREEMENT IS BETWEEN:

Contractor: KEE Construction Services, Inc
Contractor's License Number: 2705 084367A
Contractor's Address: 420 Jubal Early Dr Suite 104, Winchester, VA 22601
Contractor's Telephone: 540-723-0585 **Fax:** 540-450-0161
Estimator: Mark McKee Work: 540-723-0585 Cell: 540-664-5099

AND

Job Name: LEW215
Clients Name: Chad Lewis
Client's Phone: 540-664-4804
Project location: 217 South Washington Street, Winchester VA 22601
Email Address: lewisc16@nationwide.com

DESCRIPTION OF WORK TO BE PERFORMED:

Renovate Front Patio

In consideration of the mutual covenants set forth in this Agreement, the Contractor agrees to furnish at its own expense, all labor, materials, and equipment to fully complete the work described below.

Upon Client's written request, Contractor agrees to provide Client with a current certificate of general liability insurance (with a single limit of liability per occurrence of not less than \$1,000,000) and workers compensation insurance. Also, Contractor shall provide its Federal Tax I.D. Number.

GENERAL:**Contractor shall provide:**

- Needed permits as required
- Project supervision
- Coordination of all government inspections.

Contractor agrees to:

- Keep areas clean and remove all debris generated from the Project.
- Maintain the construction site in a safe condition while working on the site, meeting all applicable codes and regulations.
- Complete the work promptly, diligently, orderly, and in a sequence agreed to by the Client.
- Periodically inspect with the Client the work performed on the Project during and after each phase of work. Any deficiencies or correctable items shall be noted and corrected prior to Contractor's completion of the work.
- Perform all work in workmanlike quality and provide all materials free from defects, and which substantially comply with the plans/specifications for the Project.
- Save, indemnify, and keep harmless the Owner against all liability, claims, judgments, or demands for damages to persons or property arising out of or resulting from the Contractor's performance of the work.

PROJECT DETAILS ("Scope"):

KEE Construction will submit compliance paper work to the City of Winchester for approval of renovation

- **Demolition** **(Division 021000)**

Demo existing balusters, top caps, concrete bottom support, and brick piers

- **Site Work** **(Division 020000)**

Cut back bushes. This can be a concern due to the amount of space the workers need. They will need to be cut way back.

- **Masonry (Customer to approve red brick veneer)** **(Division 040000)**

Process for installation will be wire lath

Install red thin brick veneer for framing even with patio where old railing and piers are to be removed

Install red thin brick veneer on front and sides of patio below grade

Install 8 brick piers similar to existing approximately 2' high X 1' wide X varying lengths

Install brick top cap on piers (See Photo)

Water proof existing flagstone and brick work

- **Wrought Iron** **(Division 050000)**

Customer has \$3,500.00 allowance for wrought iron.

Wrought iron will be black

Bottom rail to be 2" square

1" square vertical balusters with 3" spacing

2"x6" square top cap basic design.

Railing will be 1'10" vertically

4" space between deck and bottom rail

2" space between the top cap and top of railing.

Harry White from Whites ornamental will install.

EXCLUSIONS: (Some exclusions may not pertain to your project)

1. Bonds as required by Client
2. Approved Site Plan
3. As-built drawings
4. Landscaping
5. Fees for utility connects or disconnects
6. Engineering or design fees and construction costs as related
7. Any modifications as required by local municipality to update or correct issues due to work previously completed by others
8. Inspections, testing, or remediation of hazardous materials i.e. asbestos, lead, contaminated ground, etc.
9. Temporary electric service and heat costs to be supplied by owner
10. Fees for water and sewer hook up
11. Government regulatory fees
12. Insurance fees not related to KEE Constructions general insurance
13. Unsuitable Soils
14. Rock Blasting/removal
15. Third party testing or inspections
16. Site work/Earthwork
17. Unforeseen out of code plumbing
18. Unforeseen out of code electrical
19. Unforeseen rotten wood in walls
20. Unforeseen rotten wood in ceiling
21. Unforeseen rotten wood in floor
22. Unforeseen problems with demoing concrete railing

COMPLETION:

KEE will need to work with owner to establish a schedule of delivery. This may include determining the proper order for completion of phases and the time frames in which those phases should be completed. All delays caused by change orders, adverse weather conditions, materials shortages, civic authorities, and other delays beyond control of KEE shall cause contract completion date to be extended on a day to day basis. This project will take about 2 weeks to complete. Prices are valid for 30 days.

PROJECT INVESTMENT: \$20,929.23 Initial here if accepted_____

GENERAL NOTES:

- Construction plans created by KEE will not be supplied until agreement acceptance by Client. KEE will supply plans to Client for a fee of 8% of total project investment or \$500.00, whichever is greater. This fee will be deducted off project investment and will not be an additional cost to Client.
- Any changes outside of scope will be done by written change orders. Work will not proceed until change orders are signed off on. Delays caused by change orders will be added onto project timeline. Change orders need to be taken care of promptly to ensure timely project completion. Change orders may affect draw schedule or payment schedule. Change orders are due after work is complete or may be integrated with the project draw schedule as determined by KEE. All prices for materials and services are good until one month from date on this proposal.
- Work is limited to scope noted on this agreement. If scope is based off of other supporting documents or plans, those documents must be referenced in this agreement. It is the Client or Owners responsibility to make sure these documents are referenced in this agreement. Any costs incurred to KEE Construction that is not noted in the agreement will be completed as a Change Order and will be an additional cost to project.

- Allowances are provided as a place holder for items that are undetermined due to manufacture, color, pattern, quantity, etc. When the client makes final selections on these products it is the clients responsibility to confirm that all final selections are within the allotted allowance below. If the final selections are above the allotment then it will be assumed that the client is responsible for the difference in cost.

PRICING OPTIONS FOR ADDITIONAL WORK:

If work is requested outside the scope listed in this agreement, the below rates will be charged for such services.

T&M Rates: (All material purchases, rentals, trash fees, subcontractor work and other miscellaneous construction cost not related to an hourly rate will have a 20% up charge)

Project Management: \$68 hr
 Supervision: \$52 hr
 Office Administration: \$40 hr
 General Labor: \$25 hr
 Skilled Labor: \$35 hr
 Painting: \$30 hr
 Carpenter: \$42 hr
 Electrician: \$50 hr
 Plumber: \$55 hr
 HVAC: \$55 hr
 Single Axle Dump Truck: \$60 hr
 Tri-axle Dump Truck: \$70 hr
 Skid Steer with hammer: \$95 hr
 Skid Steer: \$55 hr
 Track Skid Steer: \$70 hr
 Air compressor for air hammers: \$30 hr
 Track hoe (mini): \$75 hr
 Track hoe: \$120 hr
 Dozer: \$85 hr
 Backhoe: \$80 hr
 Backhoe/ hoe ram \$195/hr
 Loader: \$100 hr

- All heavy equipment rates will be charged a minimum of 3 hours
- All labor rates will be charged a minimum of 2 hours

Fixed Electrical Pricing beyond Contract (Residential only)

Additional Receptacle	\$ 50.00 (material & labor)
Additional GFI receptacle	\$ 70.00 (material & labor)
Floor Receptacle with cover	\$160.00 (material & labor)
Additional ceiling light	\$ 50.00 (labor)
Additional wall sconce	\$ 50.00 (labor)
Low voltage lights (per point or LF)	\$ 65.00 (material & labor)
Recessed light	\$ 50.00 (material & labor)
Baffle trim for recessed light	\$ 25.00 (material & labor)
Eyeball trim for recessed light	\$ 35.00 (material & labor)
Shower trim for recessed light	\$ 40.00 (material & labor)
Ceiling fan installation only, no material	\$ 75.00 (labor)
Ceiling fan box (no fan)	\$ 50.00 (material & labor)
Switched Flood light	\$140.00 (material & labor)
Ground flood light	\$ TBD
110 V dedicated circuit, up to 100 LF	\$100.00 (material & labor)
110 V dedicated GFI circuit, up to 100 LF	\$125.00 (material & labor)
220 V dedicated circuit, up to 100 LF	\$150.00 (material & labor)
Upgrade to 400 amp service	\$600.00 (material & labor)
Siding block	\$ 25.00 (material & labor)
Data jack / Coax / phone, up to 100 LF	\$ 50.00 (material & labor)

PAYMENT SCHEDULE TO BE AS FOLLOWS:

Billing will be done by draw schedule if applicable or billed monthly by the 25th of the month. If payment is not received within 10 days from billing KEE shall have the right to terminate the contract and remove all its property and equipment and that of its employees and subcontractors. In such an event, KEE shall be paid any unpaid amount in default. KEE shall have and retain all its rights and remedies under the law, and the right to recover its costs plus 15 percent (15%) including collections fees and attorneys' fees. Any unpaid balance will be subject to 1.5% monthly interest charge.

Should a dispute arise between the parties, KEE Construction reserves the option to require arbitration between the parties in accordance with the arbitration provisions of the specifications. If the specifications do not address arbitration provisions, then the Arbitration Rules of the American Arbitration Association will govern. Any required arbitration proceedings will be held in Winchester, Va.

DRAW SCHEDULE:

- 25% at start
- 25% at Brick piers complete
- 25% at wrought railing complete
- 20% at final inspection
- 5% after job complete including all punch list items

*** If delays are caused by owner, KEE Construction reserves the right to modify the draw schedule or payment schedule accordingly.

OTHER TERMS:

- KEE is not responsible for damage done to personal belongings such as furniture, electronics, etc. owned by Client. It is Client's responsibility to move and care for such items so they are not damaged during project execution.
- All notices required by this contract shall be deemed received when hand delivered or sent by certified mail, return receipt requested, to the parties at the addresses below.
- Should any part, term or provision of this agreement be determined to be unenforceable or in conflict with any applicable local, state or federal law, then the offending provision shall be treated as void and validity of all other provisions of the agreement shall remain unchanged.
- This contract shall be governed and interpreted by the laws of the Commonwealth of Virginia.

Notices shall be given at the following addresses:

If to Contractor: Kee Construction Services, Inc.
Attn: Danny McKee, Owner/Operations Manager
420 W. Jubal Early Dr., Suite 104
Winchester, VA 22601

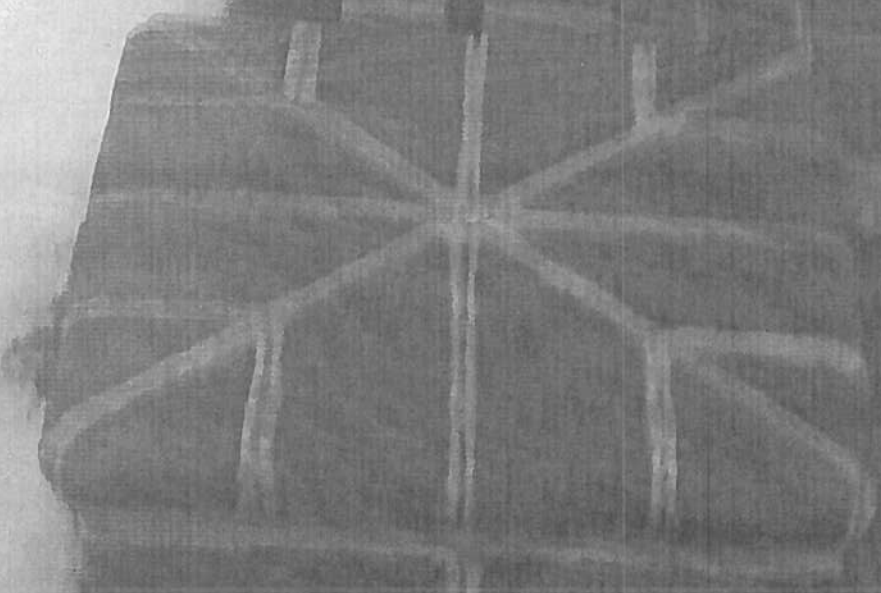
If to Client: (Client fills out)

AGREEMENT:

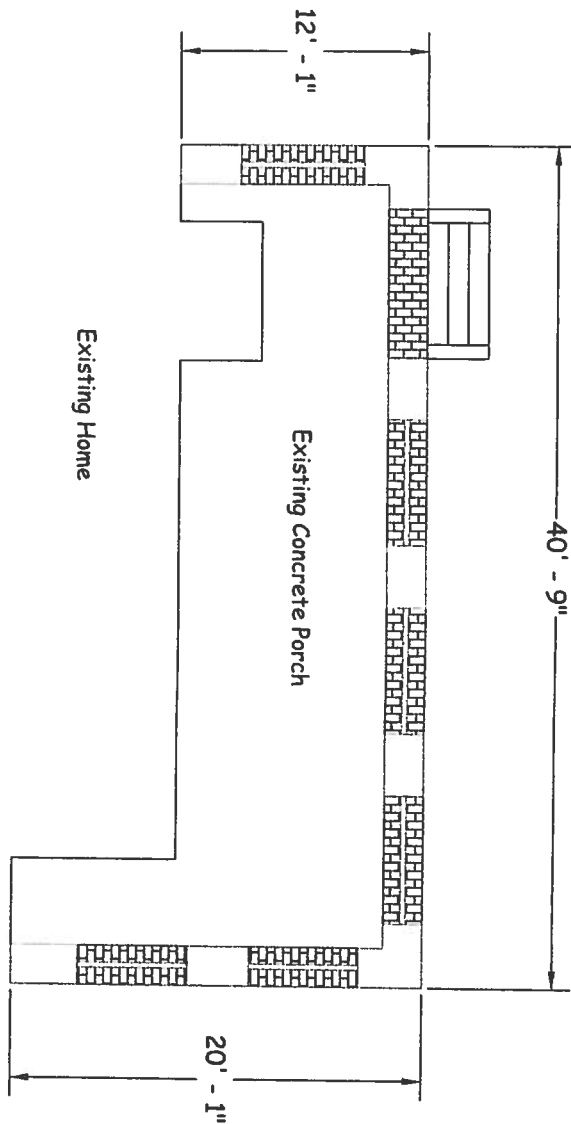
This agreement embodies the entire agreement between parties and may be changed only by written amendment hereto and signed by both parties.

Client's Signature _____ **Date** _____

Contractor Signature Mark E. McKee	Date
---	-------------



SAVINGS
OF
TOP
CAP



PLAN NAME
Residence of Chad Lewis
Porch Rehab

REVISIONS:



CONSTRUCTION
SERVICES, INC.

420 West Jubel Early Dr., Suite 104
Wachester, VA 22601
Phone: 540-723-0589
Fax: 540-450-0161
Cell: 540-974-1439

ELEVATIONS

Final Dimensions May Vary

Scale: NTS

DATE:

04/15/2016

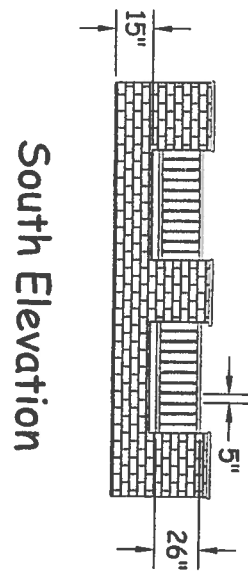
BUILD NUMBER:

FILE NAME:

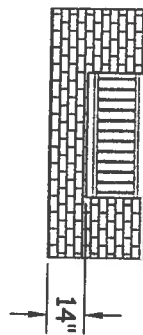
LEWIS

SHEET NUMBER:

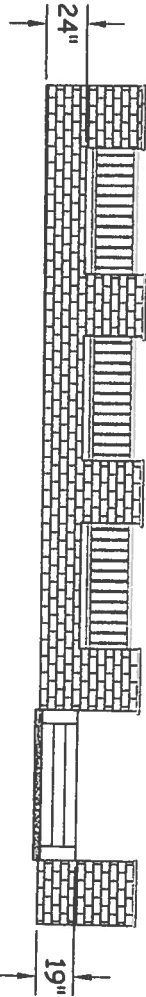
A11



South Elevation



North Elevation



East Elevation

ELEVATIONS

Final Dimensions May Vary

Scale: NTS



CONSTRUCTION
SERVICES, INC.

420 West Jubal Early Dr., Suite 104
Winchester, VA 22601
Phone: 540-723-0585
Fax: 540-430-0161
Cell: 540-974-1439

PLAN NAME:
Residence of Chad Lewis
Porch Rehab
REVISIONS:

DATE:

04/15/2016

BUILD NUMBER:

FILE NAME:

LEWIS

SHEET NUMBER:

A1.2



CERTIFICATE #: BAR-110-215
DATE SUBMITTED: 3/28/10



Roush City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
540-219-2856 Telephone	Kevin & Kelly Walker Applicant
kevwalker@gmail.com E-mail address	324 N Braddock St Street Address
	Winchester, VA 22601 City / State / Zip

Property Owner's Signature 	
540-219-2856 Telephone	Kevin & Kelly Walker Property Owner (Name as appears in Land Records)
kevwalker@gmail.com E-mail address	324 N Braddock St Street Address
	Winchester, VA 22601 City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 324 N Braddock St Use: Primary Residence
Zoning: HR1 (HW) Year Constructed: C. 1905 Historic Plaque? ☐ Y ☒ N Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify) _____	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) _____		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: ☒ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: As submitted with exceptions

SIGNATURE: DATE: 4/8/10

Secretary, Board of Architectural Review

To: Board of Architectural Review (BAR)
From: Kevin and Kelly Walker
Date: 3/28/2016
Re: New Construction at 324 North Braddock Street

Dear BAR members:

We are seeking your support in the issuance of a certificate of appropriateness for Construction of a new garage / wood shop, per the attached plans.

View of the building from any public access is essentially limited to the roof (as viewed through the church parking lot to the south, near Fairfax Avenue), and the east elevation (towards the alley easement).

We are open to a discussion of exterior materials, although, as this is an accessory structure with severely limited public exposure, located in the back of the property facing a gravel alley easement, we would prefer to use cement board siding and aluminum clad windows. The exposure of the siding will be similar to our existing house, and the proposed roofing material is an architectural grade (dimensional, not 3-tab) shingle roof. Considering the adjacent structures, it is our view that this new structure will not detract from the historic nature of the alley easement.

We sincerely appreciate your efforts and supporting actions for our request.

Sincerely,

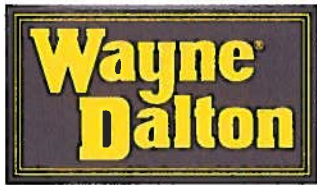
A handwritten signature in dark ink, appearing to be "Kevin and Kelly Walker", written over a horizontal line.

Kevin and Kelly Walker

Enclosures:

Photos of existing conditions.

Preliminary scale plans, elevations, and sections.



Classic 310 & 311 M O D E L S

RAISED PANEL WOOD

The traditional quality of wood adds
a touch of elegance



Model 311, 4-4 panel design

door construction

Classic 310 & 311 raised panel styling – The luxurious look of nature's own materials.

Accent your home with the beauty and richness of a Classic raised panel wood door. Our tradition of incomparable craftsmanship, blended with modern technology, provides the finest wood doors available.

Workmanship and Quality Beyond Comparison

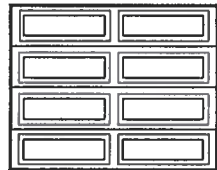
- Each section is constructed of 1 3/8" thick solid wood rails and stiles. The Model 310 features DecaTrim™, optional hemlock or cedar panels; Model 311 features rails, stiles, hemlock or optional cedar panels, stiles and rails.
- Raised panels are 3/4" thick solid wood and locked into place. A variety of carved designs for raised panels are optional.
- Mortise and tenon joints, waterproof glued and steel pinned, provide lasting strength.
- Shiplap style connections between sections create a weathertight fit and assist smooth operation along with rust-resistant, hot-dipped galvanized steel tracks and hardware.

specifications

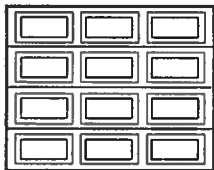
Panel Designs

Classic wood garage doors provide a touch of the wood-worker's art to your home. The raised panels are a nominal 3/4" thick and locked into the structure not just added as ornamentation. Panels can be carved in a variety of distinctive designs, allowing personal expression to mingle with eye-catching beauty.

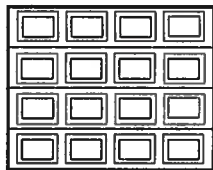
Single-car door designs (optional windows shown)



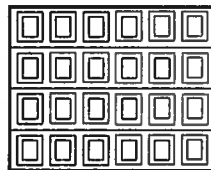
4-2



4-3



4-4



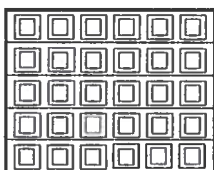
4-6



5-2



5-3



5-6

Carved Raised Panel Designs (optional)

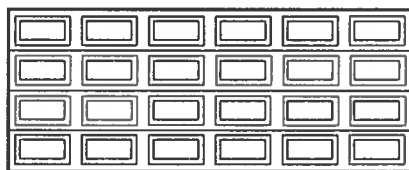
Your door can have the same rich detailing of fine cabinetry with carved raised panels. Choose this hand carved look to personalize your home's exterior in the tradition of master craftsmen. Classic wood garage doors crafted in the tradition of fine woodworking.



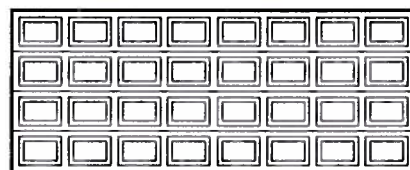
Double-car door designs (optional windows shown)



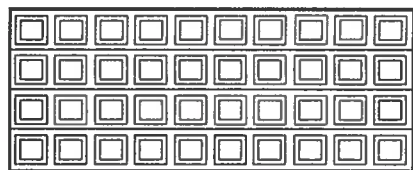
4-4



4-6



4-8



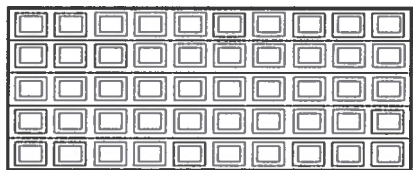
4-10



5-4



5-5



5-10

Finish Options

Available in your choice of hemlock or cedar, doors arrive sanded and ready to prime and paint or to stain.



Windows

Elegant, real-wood frame windows (optional)

Magnify the beauty of your wood door with wood framed windows in three finely scaled designs. Many decorative window inserts are available to enhance the look of your garage door, which in turn enhances the look of your home.



Sunray



Cathedral



Stockton

Limited Warranty

The manufacturer warrants wood doors will be free from defects in material and workmanship for a period of ONE YEAR from time of delivery. A copy of this limited warranty is available from your Dealer.

* Wayne Dalton uses a calculated door section R-value for our insulated doors.



www.wayne-dalton.com

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Dealer Imprint Area